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THOMAS H. KEAN
Governor

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Acting Commissioner

NEW JERSEY

Residential Building Permits

1983 Summary

STATE OF NEW JERSEY
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
DIVISION OF PLANNING & RESEARCH
DEPARTMENT OF LABOR
C N 388
TRENTON, NEW JERSEY 08625-0388

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NEW JERSEY RESIDENTIAL BUILDING PERMITS
1983 SUMMARY

This report summarizes residential building permit statistics for New Jersey covering the full year 1983. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting Rickey Sanchez, Division of Planning and Research, telephone 609/292-0076.

Planned Homebuilding Soars in 1983

~~After~~ four years of decline, planned new homebuilding in New Jersey rebounded in 1983. The number of dwelling units authorized surpassed 35,000 for the first time since 1978 when the total was 39,058. Every category of new construction showed gains of at least 50% compared to its 1982 level. Authorized new housing in 1983 comprised 23,700 single-family homes, 10,500 apartments, 2,100 units in two-to-four family structures and 500 public housing units.

Total authorized homebuilding in New Jersey was almost 72% higher in 1983 than in 1982, surpassing the national gain of 59.4% for the same period.

	New Jersey		United States	
	Units Authorized	% Change From Previous Year	Units * Authorized	% Change From Previous Year
1980	22,257	-36.2	1,207.2	-22.7
1981	21,293	- 4.3	997.7	-17.4
1982	21,404	+ 0.5	1,006.8	+ 0.9
1983	36,791	+71.9	1,605.2	+59.4

* U.S. Bureau of the Census 16,000 Place Series for privately owned residential construction and public housing.

- *See Technical Notes on Page 37* -

Table I
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1960-1983

Year	RESIDENTIAL CONSTRUCTION COSTS (thousands) Total	New Buildings	Additions & Alterations	DWELLING UNITS AUTHORIZED (number) Total	Single Family	Two Family	3-or-4 Family	5-or-More Family	Public
1960	$ 558,591	$ 497,534	$ 61,057	41,166	30,690	2,570	599	6,244	1,063
1961	622,482	553,029	69,453	46,963	29,555	2,784	733	10,525	3,366
1962	618,663	549,825	68,838	46,655	29,025	2,638	790	13,708	494
1963	681,597	608,660	72,937	54,488	28,685	3,036	891	21,191	685
1964	778,540	704,809	73,731	68,078	27,673	2,889	1,014	35,284	1,218
1965	804,151	727,586	76,565	64,933	30,675	3,684	822	28,040	1,712
1966	665,653	588,874	76,779	50,163	23,868	2,830	1,883	19,258	2,324
1967	652,963	572,646	80,317	46,958	24,380	2,338	1,092	17,412	1,736
1968	680,816	597,980	82,836	43,661	23,781	2,586	705	14,040	2,549
1969	661,820	562,616	99,204	37,887	21,030	2,814	787	12,854	402
1970	702,116	599,034	103,082	39,897	19,571	2,102	713	16,789	722
1971	990,471	876,144	114,327	58,040	28,424	2,912	1,098	24,589	1,017
1972	1,200,400	1,062,430	137,970	65,539	29,602	3,648	1,383	30,309	597
1973	1,187,837	1,030,506	157,331	52,145	27,851	2,322	1,138	20,376	458
1974	764,704	588,291	176,413	25,878	14,994	1,344	336	8,695	509
1975	751,581	574,101	177,480	23,215	15,720	1,220	502	5,523	250
1976	1,033,733	832,433	201,300	32,528	20,551	1,974	521	8,644	838
1977	1,206,053	998,931	207,122	34,887	23,689	1,808	459	8,220	711
1978	1,503,974	1,262,831	241,143	39,058	27,672	2,142	617	7,583	1,044
1979	1,575,051	1,274,353	300,698	34,908	22,759	1,906	618	8,845	780
1980	1,354,770	1,010,084	344,686	22,257	14,663	1,594	316	5,137	547
1981	1,367,786	1,022,130	345,656	21,293	12,479	1,380	383	6,528	523
1982	1,322,698	1,003,694	319,004	21,404	13,390	916	339	6,556	203
1983	2,257,908	1,837,655	420,253	36,791	23,674	1,404	685	10,529	499

Residential Construction Spending Surpasses $2 Billion

Spending on new housing and additions to existing dwellings reached an all time high of $2.3 billion in 1983. The previous record of $1.6 billion set in 1979 was eclipsed by 43% and last year's total $1.3 billion was 71% lower.

Spending on new structures increased from just over $1 billion in 1982 to a new standard of $1.8 billion in 1983. Prior to this year the record cost for spending was $1.3 billion in both 1978 and 1979.

Expenditures on additions and alterations to existing structures were valued at $420 million in 1983. This exceeded the 1982 figure of $319 million by $101 million and the previous record of $346 million set in 1981 by $74 million.

Change in Housing Stock

The number of housing units authorized for demolition in New Jersey totalled 3,463 in 1983, a 23.8% decline from the 4,545 reported in 1982. Over 50% of all statewide demolition activity came from four cities. Newark reported 846 units, Jersey City 420 units, Atlantic City 303 units, and Paterson 238 units scheduled for razing in 1983.

Table II
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
ANNUAL SUMMARY 1983

County	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
ALL COUNTIES	$2,257,908.4	$1,837,654.7	$420,253.7	36,791	23,674	1,404	685	10,529	499
Atlantic	172,599.3	149,700.4	22,898.9	2,375	633	12	59	1,671	
Bergen	240,645.8	131,975.0	108,670.8	1,790	985	198	19	583	5
Burlington	99,111.4	81,456.4	17,655.0	2,016	1,474	64	20	458	
Camden	94,997.2	84,875.8	10,121.4	2,409	1,275	230	10	804	90
Cape May	76,267.7	58,762.6	17,505.1	1,247	585	312	51	299	
Cumberland	17,601.9	12,022.1	5,579.8	257	153	14			90
Essex	77,652.0	35,162.0	42,490.0	446	294	10	10	132	
Gloucester	50,359.9	43,581.1	6,778.8	1,083	781	24	8	170	100
Hudson	43,591.4	23,889.3	19,702.1	682	86	98	43	455	
Hunterdon	58,062.6	53,913.9	4,148.7	818	732			86	
Mercer	87,800.2	74,903.2	12,897.0	1,343	917	6		310	110
Middlesex	275,418.5	260,001.4	15,417.1	6,701	3,269	162	170	3,100	
Monmouth	262,087.2	235,972.7	26,114.5	4,217	3,229	24	64	900	
Morris	182,969.1	152,381.6	30,587.5	2,324	2,011	24	51	238	
Ocean	234,372.3	207,882.7	26,489.6	4,897	4,103	142	57	595	
Passaic	44,558.4	31,948.2	12,610.2	664	420	24	3	217	
Salem	8,424.3	5,917.9	2,506.4	109	105				4
Somerset	120,892.8	111,231.5	9,661.3	1,864	1,408	14	110	332	
Sussex	42,334.1	34,243.0	8,091.1	639	573	4	6	56	
Union	47,037.0	29,753.1	17,283.9	562	331	42	4	85	100
Warren	21,125.3	18,080.8	3,044.5	348	310			38	

Single-Family Homes Lead 1983 Recovery

Single-family homes, the major new housing component in New Jersey, accounted for 64% of the total of 36,800 new units authorized in 1983. Single units authorized totalled 23,700 in 1983 compared to 13,400 in 1982.

Apartment construction activity rose sharply to 10,500 units in 1983, an increase of 60.6% compared to the total 6,550 units in 1982.

Planned construction in the other residential categories all showed substantial increases in 1983: two family homes by 53%, 3-or-4 family by 102% and public housing units by 146%.

Middlesex County Again Leads in Residential Construction

The top three counties for new homebuilding in the state over the past three years remained intact in 1983. Once again, Middlesex County was the overwhelming leader with 6,701 units, Ocean County was second with 4,897 units, and Monmouth County third with 4,217 units. Middlesex County's total consisted of nearly an equal split between single-family and apartment units, while Ocean County approved 84% of their total units in single-family dwellings.

Overall, 12 of New Jersey's 21 counties surpassed the 1,000 mark in new-unit authorizations in 1983 compared to 10 in 1982.

Led by Atlantic City's 1,276 units, 6 of New Jersey's municipalities topped the 1,000 mark in new residential authorizations, making 1983 the first year in over a decade when as many as 6 places showed this much activity in the same year. Berkeley Twp. (Ocean County) was a close second with 1,244 units, and Voorhees Twp. (Camden County) followed with 1,107 units. Top ranked Middlesex County contained the other three: Edison Twp. with 1,087 units; Woodbridge Twp. with 1,056 units; and Plainsboro Twp. with 1,008 units.

Table III

NEW JERSEY COUNTIES RANKED BY NUMBER
OF DWELLING UNITS AUTHORIZED

	1983			1982	
	County	# of Units Authorized		County	# of Units Authorized
1.	Middlesex	6,701	1.	Middlesex	3,737
2.	Ocean	4,897	2.	Ocean	2,646
3.	Monmouth	4,217	3.	Monmouth	2,096
4.	Camden	2,409	4.	Bergen	1,423
5.	Atlantic	2,375	5.	Burlington	1,288
6.	Morris	2,324	6.	Camden	1,200
7.	Burlington	2,016	7.	Morris	1,151
8.	Somerset	1,864	8.	Atlantic	1,076
9.	Bergen	1,790	9.	Cape May	1,059
10.	Mercer	1,343	10.	Hudson	1,037
11.	Cape May	1,247	11.	Somerset	803
12.	Gloucester	1,083	12.	Union	780
13.	Hunterdon	818	13.	Essex	604
14.	Hudson	682	14.	Gloucester	526
15.	Passaic	664	15.	Mercer	522
16.	Sussex	639	16.	Hunterdon	449
17.	Union	562	17.	Sussex	401
18.	Essex	446	18.	Passaic	240
19.	Warren	348	19.	Warren	150
20.	Cumberland	257	20.	Cumberland	134
21.	Salem	109	21.	Salem	82

Table IV

AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS
AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1973-1983

Year	Single Family		5-or-More Family	
	Cost Per Unit	Annual Change	Cost Per Unit	Annual Change
1973	$24,250		$14,750	
1974	27,450	+ 13.2%	16,250	+ 10.2%
1975	29,000	+ 5.6%	14,700	- 9.5%
1976	30,800	+ 6.2%	16,050	+ 9.2%
1977	32,850	+ 6.7%	19,600	+ 22.1%
1978	36,300	+ 10.5%	23,450	+ 19.6%
1979	42,350	+ 16.7%	25,700	+ 9.6%
1980	51,600	+ 21.8%	34,600	+ 34.6%
1981	54,900	+ 6.4%	39,100	+ 13.0%
1982	54,000	- 1.6%	34,400	- 12.0%
1983	56,800	+ 5.2%	37,700	+ 9.6%
	10-Year Average	+ 9.1%		+ 10.6%

NOTE: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

Table V

HOUSING UNITS AUTHORIZED FOR DEMOLITION
IN NEW JERSEY
1982-1983

Type of Building	Number of Units		Percent Change
	1983	1982	
Single-Family	1,070	1,325	- 19.2%
2-Family	630	738	- 14.6%
3-4 Family	600	951	- 36.9%
5-or-More Family	1,163	1,531	- 24.0%
Total	3,463	4,545	- 23.8%

TABLE VI
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
BY MONTH, THE STATE OF NEW JERSEY, 1983

	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
January	77,224	63,158	14,066	1,120	842	88	12	178	0
February	150,296	136,896	13,400	2,240	642	40	4	1,550	4
March	114,824	92,173	22,651	1,824	1,360	156	28	190	90
April	138,134	112,810	25,324	2,341	1,679	126	42	494	0
May	160,868	131,585	29,283	2,690	1,851	66	33	640	100
June	184,762	147,109	37,653	2,805	1,954	160	126	565	0
July	176,749	150,141	26,608	3,512	1,981	76	60	1,395	0
August	208,910	174,252	34,658	3,583	2,177	104	78	1,224	0
September	189,724	158,014	31,710	3,317	2,158	94	79	776	210
October	161,673	133,335	28,338	2,941	1,906	112	29	803	91
November	153,625	126,019	27,606	2,480	1,539	124	58	759	0
December	222,169	146,794	75,375	2,944	1,876	148	16	904	0
Sub-Total	1,938,958	1,572,286	366,672	31,797	19,965	1,294	565	9,478	495
* Undistributed	318,950	265,369	53,581	4,994	3,709	110	120	1,051	4
Total	2,257,908	1,837,655	420,253	36,791	23,674	1,404	685	10,529	499

* Information received too late for tabulation on a monthly basis.

CONVERSIONS

The survey forms used to collect building permit information for 1983 contained a section on conversions. The section had two parts; first, there was a question about housing units created by converting a nonresidential structure, e.g., an abandoned factory, into apartments or a store into housing units. Second, there was a question about housing units removed by converting a single or multi-family unit to nonresidential or nonhousekeeping use, e.g., offices, stores, hotels, etc.

Communities reporting gains (+) and losses (-) in housing for 1983 due to a conversion of property are shown below:

COUNTY	MUNICIPALITY	DWELLING UNITS
Atlantic	Atlantic City	- 25
	Brigantine	+ 2
	Ventnor	+ 1
Bergen	Cliffside Park	- 2
	Edgewater	+ 722
	Emerson	+ 16
	Fair Lawn	- 2
	River Edge	+ 1
	South Hackensack Twp.	+ 1
	Washington Twp.	+ 21
Burlington	Evesham Twp.	- 3
Camden	Haddonfield	+ 1
	Oaklyn	- 1
Cape May	Ocean City	+ 1
Cumberland	Vineland	- 2
Essex	East Orange	+ 8
	Orange	+ 2
	West Orange Twp.	+ 6
Hudson	Bayonne	- 2
	Guttenberg	+ 2
	Hoboken	+ 6
	Kearny	+ 1
	North Bergen Twp.	+ 6

CONVERSIONS (Continued)

COUNTY	MUNICIPALITY	DWELLING UNITS
Hunterdon	Lebanon Twp.	+ 1
Mercer	Trenton	+ 3
Middlesex	South Amboy	+ 2
Monmouth	Keansburg	+ 1
	Long Branch	+ 1
	Red Bank	+ 7
Morris	East Hanover Twp.	+ 1
	Jefferson Twp.	+ 4
Passaic	North Haledon	+ 45
	Paterson	+ 11
	Ringwood	- 1
Salem	Alloway Twp.	+ 4
	Pennsville Twp.	- 1
Somerset	Peapack-Gladstone	+ 1
Sussex	Hamburg	- 1
Union	Elizabeth	+ 3
	Linden	+ 4
	New Providence	+ 14
	Plainfield	+ 1
	Scotch Plains Twp.	+ 2
Warren	Franklin Twp.	- 1
	Hackettstown	+ 4
	Phillipsburg	+ 11

NOTES ON TABLE VII

ANNUAL DATA FOR MUNICIPALITIES

Because of continued demand for demolitions information, 1982 and 1983 data at the municipal level are included in this report.

In order to conserve space, municipal statistics for authorizations of 2-family and 3-to-4 family homes have been consolidated. Also, the public housing does not appear as a separate column but is included in the data by type of structure. Shown below are communities reporting public housing activity in 1983.

Municipalities with Public Housing

These figures are included in specific categories on the municipality pages.

Bergen County	- Fairview	- 4 units (3 or 4 family)
	- Paramus	- 1 unit (Single family)
Camden County	- Gloucester City	- 90 units (5-or-more family)
Cumberland County	- Millville	- 90 units (5-or-more family)
Gloucester County	- Monroe Twp.	- 100 units (5-or-more family)
Mercer County	- East Windsor Twp.	- 110 units (5-or-more family)
Salem County	- Lower Alloways Creek Twp.	- 4 units (Single family)
Union County	- Elizabeth	- 100 units (5-or-more family)

Incomplete Data

The following two municipalities for some reason did not submit data for the months listed in 1983. Therefore, their municipality totals as well as their respective county figures do not represent all construction authorized by building permits.

County	Municipality	Months Missing
Gloucester	Mantua Twp.	All 12 months
Monmouth	West Long Branch	All 12 months

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN ATLANTIC COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Absecon City	14	14			1	1
Atlantic City	1,276	13	3	1,260	562	303
Brigantine City	124	52	34	38	1	1
Buena Boro	13	13			1	1
Buena Vista Twp.	3	3			0	2
Corbin City	0				0	0
Egg Harbor Twp.	80	80			10	5
Egg Harbor City	5	5			5	0
Estell Manor City	7	7			1	0
Folsom Boro	2	2			4	0
Galloway Twp.	545	181	30	334	2	1
Hamilton Twp.	97	65		32	4	8
Hammonton Town	24	24			3	2
Linwood City	21	21			0	0
Longport Boro	6	6			1	2
Margate City	21	21			1	12
Mullica Twp.	17	17			1	1
Northfield City	19	19			0	0
Pleasantville City	57	50		7	10	7
Port Republic City	6	6			0	0
Somers Point City	22	22			0	0
Ventnor City	13	9	4		6	2
Weymouth Twp.	3	3			0	0
Total	2,375	633	71	1,671	613	348

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN BERGEN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Allendale Boro	22	22			0	0
Alpine Boro	13	13			3	14
Bergenfield Boro	27	9	18		2	3
Bogota Boro	0				0	0
Carlstadt Boro	15	1	6		3	3
Cliffside Park Boro	12	2	10		2	6
Closter Boro	23	23			0	0
Cresskill Boro	64	64			2	2
Demarest Boro	6	6			0	0
Dumont Boro	6	6			0	0
East Rutherford Boro	0				0	0
Edgewater Boro	34	34			5	4
Elmwood Park Boro	50	10	40		3	2
Emerson Boro	0				0	0
Englewood City	35	35			1	4
Englewood Cliffs Boro	20	20			0	4
Fair Lawn Boro	14	14			0	1
Fairview Boro	10		10		2	3
Fort Lee Boro	18	2	16		10	14
Franklin Lakes Boro	93	93			0	1
Garfield City	0				0	0
Glen Rock Boro	1	1			1	0
Hackensack City	19	3		16	25	51
Harrington Park Boro	16	16			0	0
Hasbrouck Heights Boro	2	2			0	0
Haworth Boro	7	7			1	0
Hillsdale Boro	11	11			1	0
Ho-Ho-Kus Boro	6	6			1	0
Leonia Boro	50	50			1	0
Little Ferry Boro	23	5	18		0	9
Lodi Boro	16	2	14		10	1
Lyndhurst Twp.	52		10	42	1	8
Mahwah Twp.	241	60		181	0	0
Maywood Boro	0				0	0
Midland Park Boro	5	5			0	0
Montvale Boro	39	39			1	2
Moonachie Boro	1	1			0	0
New Milford Boro	17	12		5	2	1
North Arlington Boro	4	2	2		0	1
Northvale Boro	8	8			0	0
Norwood Boro	11	11			0	0
Oakland Boro	6	6			1	0

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN BERGEN COUNTY CON'T

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Old Tappan Boro	38	38			0	0
Oradell Boro	4		4		0	0
Palisades Park Boro	102	9	14	79	9	7
Paramus Boro	30	28	2		1	1
Park Ridge Boro	10	10			0	1
Ramsey Boro	97	39		58	0	2
Ridgefield Boro	13	3	10		2	0
Ridgefield Park Vil.	3	1	2		0	0
Ridgewood Vil.	56	30	4	22	1	8
River Edge Boro	12	9	3		4	3
River Vale Twp.	26	26			0	0
Rochelle Park Twp.	1	1			0	1
Rockleigh Boro	1	1			0	0
Rutherford Boro	4	2	2		5	3
Saddle Brook Twp.	7	5	2		1	3
Saddle River Boro	29	29			3	2
South Hackensack Twp.	15	1	14		3	0
Teaneck Twp.	8	8			0	0
Tenafly Boro	40	5		35	0	2
Teterboro Boro	0				0	0
Upper Saddle River Boro	25	25			1	0
Waldwick Boro	26	18	8		4	0
Wallington Boro	32	22	10		2	2
Washington Twp.	52	16		36	0	0
Westwood Boro	107	6		101	3	1
Woodcliff Lake Boro	11	11			0	3
Wood-Ridge Boro	6	4	2		3	0
Wyckoff Twp.	38	38			1	0
Total	1,790	986	221	583	121	175

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN BURLINGTON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Bass River Twp.	2	2			0	0
Beverly City	15	15			0	0
Bordentown City	0				8	0
Bordentown Twp.	1	1			3	1
Burlington City	3	3			0	14
Burlington Twp.	11	11			1	3
Chesterfield Twp.	6	6			1	0
Cinnaminson Twp.	9	9			2	1
Delanco Twp.	6	6			0	1
Delran Twp.	6	6			5	0
Eastampton Twp.	10	10			0	0
Edgewater Park Twp.	2	2			0	1
Evesham Twp.	460	365	7	88	1	0
Fieldsboro Boro	0				0	0
Florence Twp.	26	26			0	0
Hainesport Twp.	3	3			1	2
Lumberton Twp.	3	3			0	1
Mansfield Twp.	47	47			1	0
Maple Shade Twp.	0				1	1
Medford Twp.	215	215			0	0
Medford Lakes Boro	3	3			0	0
Moorestown Twp.	59	59			0	0
Mount Holly Twp.	26	17	9		1	11
Mount Laurel Twp.	624	280	12	332	1	2
New Hanover Twp.	3	3			1	1
North Hanover Twp.	11	11			1	0
Palmyra Boro	40	2		38	0	0
Pemberton Boro	0				2	1
Pemberton Twp.	120	120			5	4
Riverside Twp.	3	3			1	0
Riverton Boro	1	1			0	0
Shamong Twp.	29	29			2	0
Southampton Twp.	17	17			1	0
Springfield Twp.	12	12			1	1
Tabernacle Twp.	35	35			0	0
Washington Twp.	2	2			0	1
Westampton Twp.	189	133	56		0	0
Willingboro Twp.	10	10			0	0
Woodland Twp.	3	3			0	0
Wrightstown Boro	4	4			0	1
Total	2,016	1,474	84	458	40	47

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN CAMDEN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Audubon Boro	5	5			0	0
Audubon Park Boro	0				0	0
Barrington Boro	0				0	1
Bellmawr Boro	6	6			0	0
Berlin Boro	10	10			2	1
Berlin Twp.	14	4	10		3	0
Brooklawn Boro	0				0	0
Camden City	0				239	175
Cherry Hill Twp.	243	243			2	19
Chesilhurst Boro	1	1			0	0
Clementon Boro	5	3	2		0	1
Collingswood Boro	11	3	2	6	0	0
Gibbsboro Boro	1	1			0	0
Gloucester City	94	4		90	14	7
Gloucester Twp.	173	117	56		1	5
Haddon Twp.	8	8			4	0
Haddonfield Boro	2	2			0	0
Haddon Heights Boro	1	1			0	0
Hi-Nella Boro	0				0	0
Laurel Springs Boro	1	1			0	0
Lawnside Boro	1	1			2	0
Lindenwold Boro	118	18		100	2	2
Magnolia Boro	2	2			0	0
Merchantville Boro	2	2			0	0
Mt. Ephraim Boro	1	1			0	0
Oaklyn Boro	7	5	2		0	0
Pennsauken Twp.	101	39		62	2	5
Pine Hill Boro	22	22			1	1
Pine Valley Boro	0				0	0
Runnemede Boro	14	2	12		0	0
Somerdale Boro	2	2			1	1
Stratford Boro	4	4			0	3
Tavistock Boro	0				0	0
Voorhees Twp.	1,107	459	108	540	0	0
Waterford Twp.	162	126	20	16	1	0
Winslow Twp.	289	181	28	80	4	0
Wood-Lynne Boro	2	2			2	0
Total	2,409	1,275	240	894	280	221

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN CAPE MAY COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Avalon Boro	85	43	4	38	9	2
Cape May City	39	21	8	10	18	1
Cape May Point Boro	7	7			0	0
Dennis Twp.	39	39			0	0
Lower Twp.	176	152		24	2	5
Middle Twp.	138	134	4		1	0
North Wildwood City	186	8	36	142	1	8
Ocean City	227	27	190	10	53	54
Sea Isle City	108	4	77	27	7	6
Stone Harbor Boro	68	14	12	42	20	6
Upper Twp.	108	108			4	1
West Cape May Boro	17	7	10		3	0
West Wildwood Boro	10	10			0	2
Wildwood City	16	6	4	6	10	13
Wildwood Crest Boro	22	4	18		1	0
Woodbine Boro	1	1			0	0
Total	1,247	585	363	299	129	98

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN CUMBERLAND COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Bridgeton City	1	1			26	6
Commercial Twp.	2	2			0	0
Deerfield Twp.	13	13			1	0
Downe Twp.	2	2			0	0
Fairfield Twp.	7	7			0	7
Greenwich Twp.	0				1	0
Hopewell Twp.	15	15			0	0
Lawrence Twp.	0				0	0
Maurice River Twp.	9	9			2	2
Millville City	124	34		90	7	10
Shiloh Boro	0				0	0
Stow Creek Twp.	6	6			0	0
Upper Deerfield Twp.	21	21			2	3
Vineland City	57	43	14		26	46
Total	257	153	14	90	65	74

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN ESSEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Belleville Town	24	18		6	3	6
Bloomfield Town	14	6	8		6	7
Caldwell Boro	0				1	0
Cedar Grove Twp.	10	10			4	0
East Orange City	3	3			30	68
Essex Fells Boro	2	2			0	0
Fairfield Twp.	40	40			1	1
Glen Ridge Boro	0				0	0
Irvington Town	0				42	12
Livingston Twp.	53	53			1	2
Maplewood Twp.	8	8			2	0
Millburn Twp.	14	14			2	1
Montclair Town	5	5			2	18
Newark City	108	1	7	100	1,535	846
North Caldwell Boro	64	64			0	0
Nutley Town	6	6			6	2
Orange City	0				38	21
Roseland Boro	7	7			0	7
South Orange Vil. Twp.	5	5			0	0
Verona Boro	6	6			0	0
West Caldwell Boro	10	7	3		1	1
West Orange Twp.	67	39	2	26	2	7
Total	446	294	20	132	1,676	999

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN GLOUCESTER COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Clayton Boro	18	18			1	7
Deptford Twp.	130	80		50	12	9
East Greenwich Twp.	23	23			0	0
Elk Twp.	9	9			0	0
Franklin Twp.	140	138	2		9	5
Glassboro Boro	13	5	8		5	1
Greenwich Twp.	7	7			1	0
Harrison Twp.	23	23			1	2
Logan Twp.	27	27			0	1
Mantua Twp.	0				0	0
Monroe Twp.	158	58		100	5	1
National Park Boro	0				0	0
Newfield Boro	3	3			0	0
Paulsboro Boro	2	2			1	1
Pitman Boro	5	5			0	0
South Harrison Twp.	22	22			0	0
Swedesboro Boro	3	3			0	1
Washington Twp.	318	266	12	40	0	2
Wenonah Boro	5	5			0	1
West Deptford Twp.	140	52	8	80	9	12
Westville Boro	1	1			2	1
Woodbury City	3	1	2		7	0
Woodbury Heights Boro	3	3			1	0
Woolwich Twp.	30	30			1	5
Total	1,083	781	32	270	55	49

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN HUDSON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Bayonne City	46		16	30	4	4
East Newark Boro	0				0	0
Guttenberg Town	0				1	2
Harrison Town	38	38			5	4
Hoboken City	91		12	79	35	41
Jersey City	227	65	35	127	499	420
Kearny Town	57	2	4	51	9	6
North Bergen Twp.	194		26	168	1	2
Secaucus Town	21	15	6		1	4
Union City	3	3			16	2
Weehawken Twp.	0				0	0
West New York Town	5	1	4		0	13
Total	682	86	141	455	571	498

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN HUNTERDON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Alexandria Twp.	47	47			0	0
Bethlehem Twp.	23	23			0	0
Bloomsbury Boro	1	1			0	0
Califon Boro	2	2			0	0
Clinton Town	9	9			0	0
Clinton Twp.	132	132			0	0
Delaware Twp.	29	29			0	0
East Amwell Twp.	39	39			0	0
Flemington Boro	1	1			6	0
Franklin Twp.	0				0	0
Frenchtown Boro	0				4	0
Glen Gardner Boro	4	4			0	0
Hampton Boro	2	2			0	0
High Bridge Boro	78	78			1	0
Holland Twp.	18	18			0	0
Kingwood Twp.	27	27			0	0
Lambertville City	9	9			0	0
Lebanon Boro	0				0	0
Lebanon Twp.	24	24			0	0
Milford Boro	6			6	0	0
Raritan Twp.	227	147		80	2	2
Readington Twp.	66	66			0	0
Stockton Boro	0				0	0
Tewksbury Twp.	38	38			0	0
Union Twp.	32	32			0	0
West Amwell Twp.	4	4			0	0
Total	818	732		86	14	2

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN MERCER COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
East Windsor Twp.	283	173		110	1	0
Ewing Twp.	175	49		126	2	4
Hamilton Twp.	350	308		42	5	21
Hightstown Boro	4	4			0	0
Hopewell Boro	0				0	0
Hopewell Twp.	45	43	2		3	2
Lawrence Twp.	322	178	2	142	1	6
Pennington Boro	7	7			0	0
Princeton Boro	14	12	2		0	0
Princeton Twp.	46	46			1	0
Trenton City	1	1			78	64
Washington Twp.	5	5			2	0
West Windsor Twp.	91	91			0	1
Total	1,343	917	6	420	93	98

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN MIDDLESEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Carteret Boro	4	2	2		1	1
Cranbury Twp.	15	15			0	2
Dunellen Boro	1	1			0	1
East Brunswick Twp.	653	653			2	2
Edison Twp.	1,087	573	30	484	1	2
Helmetta Boro	9	9			0	0
Highland Park Boro	216			216	1	0
Jamesburg Boro	17	3	2	12	1	1
Metuchen Boro	7	7			1	1
Middlesex Boro	54	50	4		12	1
Milltown Boro	37	37			4	0
Monroe Twp.	677	461	216		0	0
New Brunswick City	8	8			46	21
North Brunswick Twp.	495	56	23	416	0	0
Old Bridge Twp.	472	410		62	11	3
Perth Amboy City	5	3	2		9	1
Piscataway Twp.	179	179			11	1
Plainsboro Twp.	1,008	146	28	834	2	3
Sayreville Boro	221	217	4		6	0
South Amboy City	3	1	2		3	0
South Brunswick Twp.	367	250		117	11	1
South Plainfield Boro	60	46	14		1	2
South River Boro	10	8	2		3	19
Spotswood Boro	40	40			0	1
Woodbridge Twp.	1,056	94	3	959	1	0
Total	6,701	3,269	332	3,100	127	63

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN MONMOUTH COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Aberdeen Twp.	188	12		176	1	1
Allenhurst Boro	3	3			0	0
Allentown Boro	2	2			0	0
Asbury Park City	7	7			33	7
Atlantic Highlands Boro	5	5			0	0
Avon-by-the-Sea Boro	0				0	0
Belmar Boro	1	1			1	1
Bradley Beach Boro	10	8	2		0	1
Brielle Boro	17	17			0	0
Colts Neck Twp.	52	52			0	0
Deal Boro	0				0	0
Eatontown Boro	44	12		32	0	3
Englishtown Boro	0				1	1
Fair Haven Boro	1	1			1	0
Farmingdale Boro	0				0	0
Freehold Boro	39	39			3	4
Freehold Twp.	146	99		47	6	3
Hazlet Twp.	96	96			2	3
Highlands Boro	21	21			4	14
Holmdel Twp.	110	110			2	3
Howell Twp.	508	504	4		11	24
Interlaken Boro	0				0	0
Keansburg Boro	10	10			5	4
Keyport Boro	6	4	2		8	0
Little Silver Boro	10	10			0	0
Loch Arbour Vil.	0				0	0
Long Branch City	198	64	2	132	27	6
Manalapan Twp.	419	419			11	4
Manasquan Boro	22	22			2	2
Marlboro Twp.	707	614		93	0	0
Matawan Boro	4	4			2	0
Middletown Twp.	682	488	38	156	3	6
Millstone Twp.	36	36			1	0
Monmouth Beach Boro	19	19			1	1
Neptune Twp.	92	90	2		0	0
Neptune City Boro	3	3			0	1
Ocean Twp.	64	64			1	1
Oceanport Boro	94	70	4	20	0	1
Red Bank Boro	4	2	2		10	9
Roosevelt Boro	1	1			0	0
Rumson Boro	15	15			0	9
Sea Bright Boro	70	56		14	1	17

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN MONMOUTH COUNTY CON'T

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Sea Girt Boro	6	6			0	0
Shrewsbury Boro	3	3			0	0
Shrewsbury Twp.	16	8		8	0	0
South Belmar Boro	5	5			1	0
Spring Lake Boro	13	13			0	0
Spring Lake Heights Boro	60	45		15	0	0
Tinton Falls Boro	281	42	32	207	0	1
Union Beach Boro	15	15			0	0
Upper Freehold Twp.	24	24			0	2
Wall Twp.	88	88			2	6
West Long Branch Boro	0				0	0
Total	4,217	3,229	88	900	140	135

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN MORRIS COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Boonton Town	11	7	4		0	3
Boonton Twp.	30	30			0	0
Butler Boro	14	3	11		0	0
Chatham Boro	13	13			0	0
Chatham Twp.	88	40		48	1	4
Chester Boro	0				0	0
Chester Twp.	38	38			0	1
Denville Twp.	42	42			3	3
Dover Town	14	14			0	0
East Hanover Twp.	79	79			4	0
Florham Park Boro	126	126			2	0
Hanover Twp.	59	59			5	1
Harding Twp.	27	27			0	0
Jefferson Twp.	54	52	2		4	0
Kinnelon Boro	46	46			0	1
Lincoln Park Boro	348	252	16	80	0	0
Madison Boro	73	45	4	24	3	3
Mendham Boro	23	23			0	0
Mendham Twp.	38	38			0	0
Mine Hill Twp.	10	10			0	0
Montville Twp.	116	91		25	1	1
Morris Twp.	147	147			0	0
Morris Plains Boro	12	12			0	2
Morristown Town	63	63			5	7
Mountain Lakes Boro	11	11			0	1
Mt. Arlington Boro	3	3			0	0
Mt. Olive Twp.	50	50			3	4
Netcong Boro	4	4			1	0
Parsippany-Troy Hills Twp.	158	87	32	39	6	8
Passaic Twp.	37	33	4		0	0
Pequannock Twp.	7	7			3	2
Randolph Twp.	149	147	2		36	2
Riverdale Boro	2	2			0	0
Rockaway Boro	33	11		22	0	1
Rockaway Twp.	32	32			3	0
Roxbury Twp.	130	130			3	3
Victory Gardens Boro	0				0	0
Washington Twp.	234	234			1	0
Wharton Boro	3	3			0	0
Total	2,324	2,011	75	238	84	47

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN OCEAN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Barnegat Twp.	32	32			0	0
Barnegat Light Boro	29	29			0	0
Bay Head Boro	3	3			1	0
Beach Haven Boro	56	12	16	28	5	9
Beachwood Boro	10	10			1	1
Berkeley Twp.	1,244	1,136		108	3	7
Brick Twp.	793	702		91	7	11
Dover Twp.	652	514		138	14	17
Eagleswood Twp.	6	6			0	3
Harvey Cedars Boro	14	14			0	0
Island Heights Boro	9	9			0	0
Jackson Twp.	127	103	24		10	8
Lacey Twp.	284	284			3	0
Lakehurst Boro	2	2			0	0
Lakewood Twp.	122	110		12	10	5
Lavallette Boro	11	5	6		18	6
Little Egg Harbor Twp.	113	113			0	1
Long Beach Twp.	149	149			6	10
Manchester Twp.	659	542	112	5	4	2
Mantoloking Boro	6	6			0	0
Ocean Twp.	23	17		6	0	0
Ocean Gate Boro	8	8			0	0
Pine Beach Boro	2	2			0	1
Plumsted Twp.	25	25			0	1
Point Pleasant Boro	125	61	15	49	7	1
Point Pleasant Beach Boro	29	13	4	12	1	12
Seaside Heights Boro	138			138	0	0
Seaside Park Boro	17	9		8	0	1
Ship Bottom Boro	9	9			0	9
South Toms River Boro	7	5	2		0	0
Stafford Twp.	160	142	18		0	4
Surf City Boro	23	23			0	0
Tuckerton Boro	10	8	2		0	3
Total	4,897	4,103	199	595	90	110

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN PASSAIC COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Bloomingdale Boro	28	4		24	4	1
Clifton City	196	24	12	160	6	2
Haledon Boro	8	6	2		0	0
Hawthorne Boro	41	21	2	18	1	2
Little Falls Twp.	3	3			3	1
North Haledon Boro	10	10			0	0
Passaic City	4		4		0	26
Paterson City	6	3	3		280	238
Pompton Lakes Boro	43	28		15	0	0
Prospect Park Boro	4		4		0	0
Ringwood Boro	36	36			0	0
Totowa Boro	0				1	0
Wanaque Boro	39	39			0	0
Wayne Twp.	130	130			9	10
West Milford Twp.	111	111			0	3
West Paterson Boro	5	5			0	4
Total	664	420	27	217	304	287

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN SALEM COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Alloway Twp.	10	10			0	0
Carneys Point Twp.	6	6			0	0
Elmer Boro	0				0	0
Elsinboro Twp.	3	3			0	0
Lower Alloways Creek Twp.	8	8			0	0
Mannington Twp.	1	1			2	0
Oldmans Twp.	2	2			0	1
Penns Grove Boro	0				8	14
Pennsville Twp.	17	17			9	11
Pilesgrove Twp.	10	10			0	2
Pittsgrove Twp.	27	27			1	0
Quinton Twp.	9	9			0	0
Salem City	7	7			0	1
Upper Pittsgrove Twp.	8	8			1	0
Woodstown Boro	1	1			0	0
Total	109	109			21	29

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN SOMERSET COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Bedminster Twp.	256	104	72	80	0	0
Bernards Twp.	164	25	46	93	0	1
Bernardsville Boro	24	24			1	0
Bound Brook Boro	3	1	2		0	1
Branchburg Twp.	75	75			2	2
Bridgewater Twp.	126	126			2	2
Far Hills Boro	3	3			0	0
Franklin Twp.	498	359		139	3	1
Green Brook Twp.	24	24			6	2
Hillsborough Twp.	367	367			1	0
Manville Boro	34	14		20	1	0
Millstone Boro	0				0	0
Montgomery Twp.	108	108			0	2
North Plainfield Boro	1	1			2	0
Peapack-Gladstone Boro	24	24			3	0
Raritan Boro	9	9			0	0
Rocky Hill Boro	0				0	0
Somerville Boro	38	34	4		4	7
South Bound Brook Boro	9	9			0	0
Warren Twp.	77	77			3	2
Watchung Boro	24	24			0	0
Total	1,864	1,408	124	332	28	20

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN SUSSEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Andover Boro	0				0	0
Andover Twp.	44	18		26	0	0
Branchville Boro	2	2			0	0
Byram Twp.	34	34			0	0
Frankford Twp.	35	35			1	2
Franklin Boro	0				0	0
Fredon Twp.	12	12			0	0
Green Twp.	13	13			0	1
Hamburg Boro	3	1	2		0	1
Hampton Twp.	21	21			0	0
Hardyston Twp.	9	9			0	0
Hopatcong Boro	16	14	2		4	6
Lafayette Twp.	13	13			0	1
Montague Twp.	15	15			0	0
Newton Town	4	4			2	3
Ogdensburg Boro	1	1			0	0
Sandyston Twp.	3	3			0	0
Sparta Twp.	107	107			0	0
Stanhope Boro	10	10			0	1
Stillwater Twp.	16	16			1	2
Sussex Boro	0				0	0
Vernon Twp.	218	182	6	30	1	2
Walpack Twp.	0				0	0
Wantage Twp.	63	63			0	0
Total	639	573	10	56	9	19

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN UNION COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Berkeley Heights Twp.	57	57			0	0
Clark Twp.	11	11			1	0
Cranford Twp.	13	13			2	3
Elizabeth City	166	14	6	146	28	52
Fanwood Boro	4	4			3	0
Garwood Boro	12	6	6		0	1
Hillside Twp.	2	2			0	7
Kenilworth Boro	5	1	4		0	1
Linden City	21	2	14	5	9	4
Mountainside Boro	8	8			0	0
New Providence Boro	7	5	2		0	1
Plainfield City	16	14	2		16	13
Rahway City	17	15	2		5	17
Roselle Boro	36	36			4	1
Roselle Park Boro	0				1	4
Scotch Plains Twp.	68	34		34	1	0
Springfield Twp.	28	28			0	0
Summit City	22	20	2		3	27
Union Twp.	26	20	6		2	6
Westfield Town	43	41	2		0	0
Winfield Twp.	0				0	0
Total	562	331	46	185	75	137

TABLE VII

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1983 ANNUAL SUMMARY FOR MUNICIPALITIES IN WARREN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1982	1983
Allamuchy Twp.	82	52		30	0	0
Alpha Boro	2	2			0	0
Belvidere Town	3	3			0	0
Blairstown Twp.	46	46			0	0
Franklin Twp.	5	5			1	0
Frelinghuysen Twp.	17	17			0	0
Greenwich Twp.	5	5			0	0
Hackettstown Town	24	16		8	0	0
Hardwick Twp.	3	3			0	0
Harmony Twp.	9	9			0	0
Hope Twp.	19	19			0	1
Independence Twp.	15	15			0	0
Knowlton Twp.	13	13			1	1
Liberty Twp.	10	10			0	0
Lopatcong Twp.	2	2			1	0
Mansfield Twp.	19	19			0	0
Oxford Twp.	3	3			0	0
Pahaquarry Twp.	0				0	0
Phillipsburg Town	4	4			6	3
Pohatcong Twp.	3	3			0	0
Washington Boro	35	35			0	0
Washington Twp.	16	16			0	0
White Twp.	13	13			1	2
Total	348	310		38	10	7

TECHNICAL NOTES

Source of the Data

The statistics presented in this report are based on data derived from monthly reports submitted by local building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program, the state agency surveying 20% and the Federal 80% of the state's municipalities.

Definitions of Terms

1. Dwelling Unit (or housing unit): A house or apartment unit intended for occupancy as separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2. Single-family house: A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. Two-family house: A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. Three and four family buildings: Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. Apartment buildings: Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. Publicly-owned housing units: Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. Additions and alterations: Includes all additions and alterations to the types of building listed above, including most conversions.

8. Demolitions: Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

Limitations of the Data

1. Building permit data reflect planned construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3. Data on municipalities are incomplete. See page 11 for a listing of them.

4. The following three municipalities do not issue building permits:

Audubon Park - Camden County

Walpack Twp. - Sussex County

Pahaquarry Twp. - Warren County

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
DIVISION OF PLANNING AND RESEARCH
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- For more information on this report, please call Rickey Sanchez - at (609) 292-0076.